

CONSTRUCTION

Building Practices

By building a mixed-income community, Seattle Housing Authority (SHA) was able to generate more income from market-rate homes to invest in high quality, healthy homes for all of the residents. All of the homes will be Built Green™ certified, which means they are healthier for people and better for the environment.

Built Green™ is a green building program developed by the Master Builders Association of King and Snohomish counties. Builders and homeowners can use Built Green™ as a checklist to improve the economic, environmental and health performance of their homes.

Some of the Built Green™ features include:

- ☑ front porches that strengthen a sense of community
- ☑ native plants in landscape that reduce irrigation water use and provide habitat for local wildlife
- ☑ healthier indoor environments for residents with increased ventilation, low-emitting materials, and controls for potential pollutants
- ☑ “deconstruction” of 22 homes in order to recycle the building materials
- ☑ reuse of concrete and land-clearing debris and conservation of topsoils
- ☑ tree preservation
- ☑ use of biodiesel fuel in construction vehicles
- ☑ energy-efficient design and water conserving elements, such as high-efficiency heaters, airtight drywall construction, Energy Star® appliances, front-loading washing machines and tankless hot water heaters

► The City of Seattle launched the Built Green™ Design Competition in 2003 to encourage builders to embrace Built Green™. High Point was one of the seven projects that won an award as a healthier, environmentally friendly community. With High Point’s 1,600 Built Green™ homes coming on the market, Seattle will have one of the largest concentrations of green homes in the nation.



Deconstruction of homes yielding high quality lumber.



◀ Vehicles running on biodiesel.



Rendering of High Point’s homes. Source: Mithun

2005
JUN
7



Senior housing is nearly completed.

2005
AUG
18



Swales and pocket parks are already green.
Temporary ponds are being drained into the nearly completed retention pond.
Preserved topsoil is being moved into the new commons park.

Breathe-Easy Homes

With a near-epidemic of childhood and adult asthma, especially within low-income families, High Point became the first community in the country to offer *Breathe-Easy Homes*. Recognizing that poor indoor environmental air quality is a key factor in the increase in asthma, SHA partnered with the Neighborhood House, University of Washington, King County Health Department and the American Lung Association of Washington to develop the *Breathe-Easy Homes* program. This educational program includes life-style changes, design and construction strategies, and a monitoring program.

The homes were built to improve air quality and minimize airborne particles, organisms and pollutants through:

- air filtration systems
- hydronic heating
- easy to clean surfaces, such as linoleum flooring and window blinds
- low-VOC paints, finishes and cabinetry
- airtight wall construction, insulated windows and insulated foundations
- HEPA filter vacuum cleaners

123 mature trees were protected by fences during construction.



◀ False cypress was valued at \$11,107.
▼ Tree nicknamed “Big Papa.”▼



▼ New residents enjoying their front porch.

